

File No. 250848

Committee Item No. 16

Board Item No. 43

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: October 6, 2025

Board of Supervisors Meeting:

Date: October 21, 2025

Cmte Board

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☐	☐	Budget and Legislative Analyst Report
☐	☐	Youth Commission Report
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OTHER

☐	☒	<u>Planning Presentation – October 7, 2025</u>
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Prepared by: John Carroll

Date: October 3, 2025

Prepared by: John Carroll

Date: October 19, 2025

Prepared by: _____

Date: _____

1 [Initiating Landmark Designation - 361 San Jose Avenue]

2
3 **Resolution initiating a landmark designation under Article 10 of the Planning Code**
4 **for 361 San Jose Avenue, Assessor's Parcel Block No. 6531, Lot No. 021A.**

5
6 WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by
7 Resolution initiate landmark designation; and

8 WHEREAS, Planning Code, Section 1004.2(b), requires the Historic Preservation
9 Commission to respond to historic district or individual landmark designations initiated by the
10 Board of Supervisors within 90 days, and authorizes the Board, by Resolution, to extend the
11 time within which the Historic Preservation Commission is to render its decision; and

12 WHEREAS, 361 San Jose Avenue, Assessor's Parcel Block No. 6531, Lot No. 021A,
13 was constructed circa 1865 in the Mission neighborhood during the early settlement days of
14 San Francisco; and

15 WHEREAS, The building remains in its original location and is an extremely rare
16 example of Folk Victorian architecture in San Francisco; and

17 WHEREAS, The property includes intact features including its side facing gabled roof,
18 full length front porch with wood railing and pent roof supported by square capitals and sawn
19 ornamental wood brackets and wood windows with flattened window surrounds; and

20 WHEREAS, Folk Victorian architecture was a more affordable, vernacular alternative to
21 other styles associated with the Victorian movement which were popular in San Francisco
22 circa 1870-1910; and

23 WHEREAS, Folk Victorian properties were more common in rural or quasi-rural
24 settings, and thus uncommon in San Francisco; and

1 WHEREAS, The Southern Mission was spared destruction from the 1906 Great
2 Earthquake and Fire and thus retains generally intact pre-disaster architecture from the latter
3 half of the Nineteenth Century; and

4 WHEREAS, The Southern Mission's concentrated pre-disaster building stock is part of
5 the citywide ring of survivors that surrounded the burnt-out urban core following the 1906
6 disaster, which overall is a small fraction of the building stock that had existed prior; and

7 WHEREAS, The South Mission Historic Resource Survey was one of several planning
8 studies conducted to inform the implementation of the Mission Area Plan and was adopted by
9 the Historic Preservation Commission on November 17, 2010; and

10 WHEREAS, The South Mission Historic Resource Survey resulted in the
11 documentation of approximately 3,800 individual buildings in the area that is bounded roughly
12 by 20th Street to the north, Cesar Chavez Street to the south, Potrero Avenue to the east, and
13 Guerrero Street to the West; and

14 WHEREAS, That the South Mission Historic Resources Survey was prepared by
15 qualified historians in accordance with the Secretary of the Interior's Standards; and

16 WHEREAS, The South Mission Historic Resource Survey identified the property as
17 being individually eligible for listing on the California Register of Historical Resources; and

18 WHEREAS, In 2025 the San Francisco Historic Preservation Commission adopted the
19 Early Settlement Era Styles (1848-1906) Historic Context Statement which provided
20 frameworks for identifying and evaluating Folk Victorian and other early settlement era style
21 buildings for historical significance and integrity; and

22 WHEREAS, Through applying the evaluative framework as outlined in the Early
23 Settlement Era Styles (1848-1906) Historic Context Statement, the property can be
24 considered as an individually eligible historic resource based on year built, architectural
25 significance, extant character defining features, and sufficient integrity; now, therefore, be it

1 RESOLVED, The Board of Supervisors hereby initiates landmark designation of 361
2 San Jose Avenue under Planning Code, Section 1004.1; and, be it

3 FURTHER RESOLVED, The Board requests that the Planning Department prepare a
4 landmark designation report to submit to the Historic Preservation Commission for its
5 consideration of the full historical, architectural, aesthetic, and cultural interest and value
6 of 361 San Jose Avenue; and, be it

7 FURTHER RESOLVED, The Board of Supervisors requests that the Historic
8 Preservation Commission consider whether 361 San Jose Avenue warrants landmark
9 designation and submit its recommendation to the Board according to Article 10 of the
10 Planning Code.

FAMILY ZONING PLAN LANDMARKING PROGRAM

D8



Family Zoning Plan Landmarking Criteria

- **Historic Resource Status Code (CEQA) :** A *except existing A10-11 properties and listed or formally determined eligible NRHP or CRHR*
- **Zoning :** All Districts, except RH and P
- **Dwelling Units # :** 0-1



Cultural Contexts



Status

Historic Contexts

African American



American Indian



Chinese American



Counterculture



Filipino American



German American



Irish American



Italian American



Japanese American



Jewish



LGBTQ+



Middle East & North
African American



Pacific Islander



Pan-Latino



Russian American



Women's History



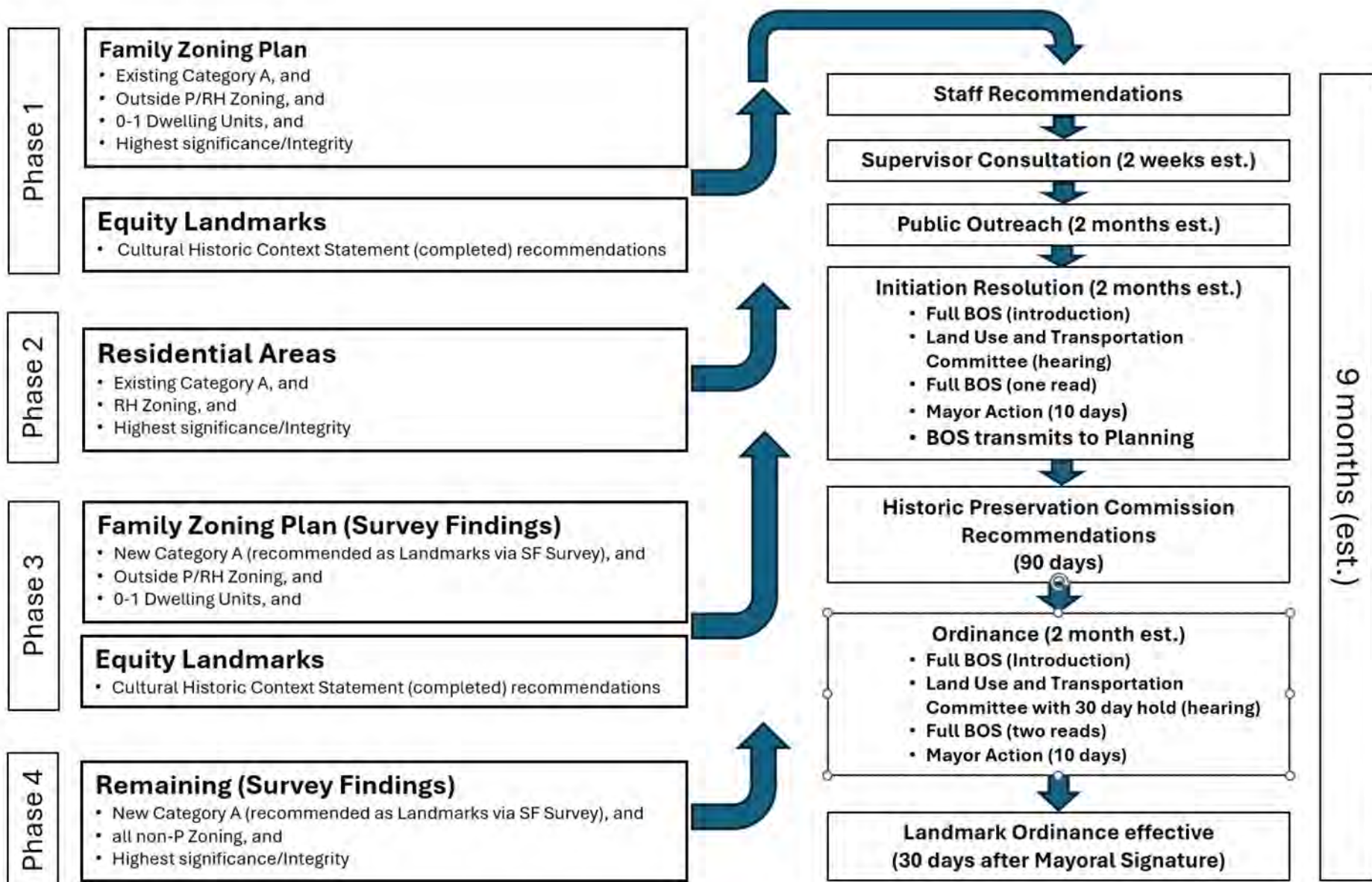
South Asian American



Southeast Asian
American



Because each of San Francisco's cultural groups are distinct in their histories, practices, and cultural resources, cultural contexts *do not* require grouping into any sub-contexts. Because each cultural context document will explore a broad range of topics, cultural contexts also *do not* require division into separate theme documents. Cultural contexts will inevitably support the citywide context statement as a whole and find relevance in many of the other thematic and architectural contexts.



Family Zoning Plan District 8 Proposed Landmarks

1



Chautauqua House

2



Maud's

3



San Francisco AIDS Foundation

4



Firehouse: Hose Company #30

5



St. Nicholas Cathedral

6



361 San Jose Avenue

7



Castro Rock Steam Baths

8



Full Moon Coffeehouse

9



Sha'ar Zahav (Historic Location)

10



St. Matthew's Church

11



102 Guerrero Street

12



Engine Company No. 13

13



St. Paul's Church

14



Bank of Italy Branch Building

15



Most Holy Redeemer Church Complex

16



Bob Ross House



Firehouse : Hose Company #30



Source: San Francisco's Assessor
Photos, 1966

Address: 1757 Waller St.

Block/Lot(s): 1250/029

Zoning: Haight Street NCD

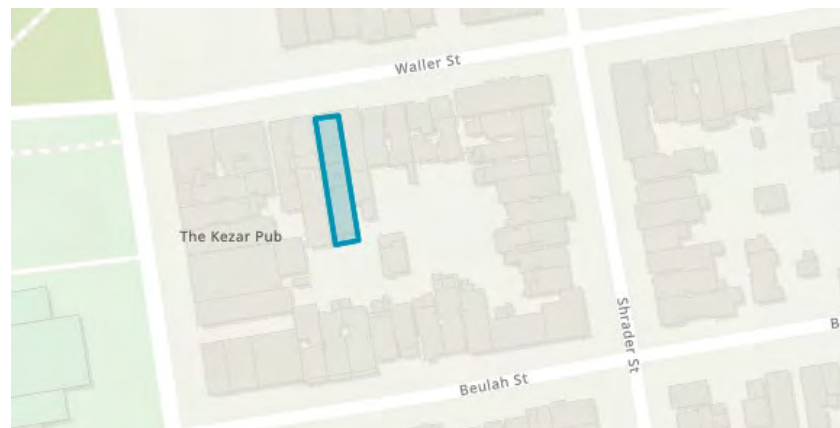
Year Built: 1896

Architect: Unknown

Period(s) of Sig.: 1896-1956

Historic Context Statement:
Counter-Culture

Past Survey/Evaluations:
Here Today



Maud's



Address: 929-941 Cole Street

Block/Lot(s): 1272/003

Zoning: Cole Valley NCD

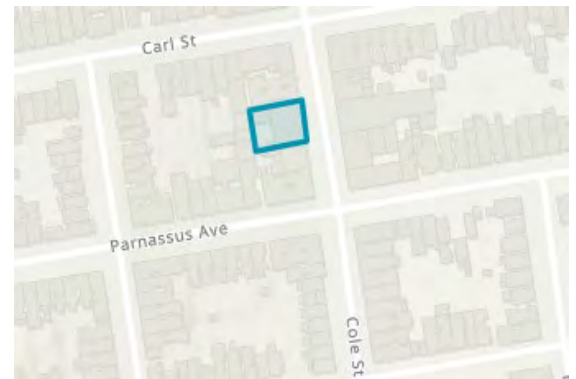
Year Built: 1916

Architect: Louis M Gardner

Period(s) of Sig.: 1966-1989

Historic Context Statement: LGBTQ, Counter-Culture

Past Survey/Evaluations :Neighborhood Commercial Corridors Survey (2015), Historic Resource Evaluation Response (2015)



St. Matthew's Church



Address: 3281 16th St.

Block/Lot(s): 3567/034

Zoning: RM-1

Year Built: 1907

Architect: N/A

Period(s) of Sig.:1907

Historic Context Statement : N/A

Past Survey/Evaluations: Inner Mission (2004 & 2011), Here Today (1968)



St. Nicholas Cathedral



Address: 2005 15th St.

Block/Lot(s): 3558/074

Zoning: RTO

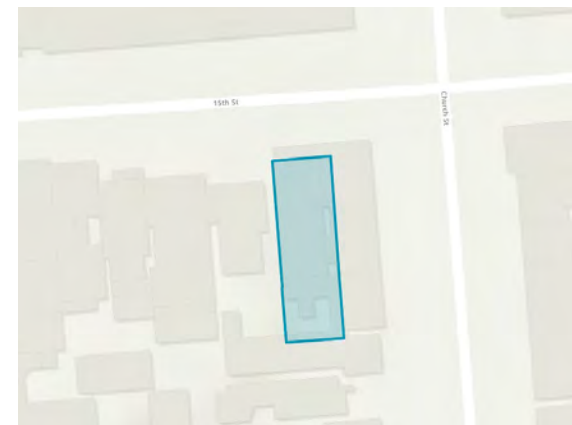
Year Built: 1904

Architect: Unknown

Period(s) of Sig.: 1904-1960

Historic Context Statement : Russian American

Past Survey/Evaluations: Here Today (1968),
Market Octavia (2010)



Saint Paul's Church



Address: 1660 Church St.

Block/Lot(s): 6619/001

Zoning: RM-1

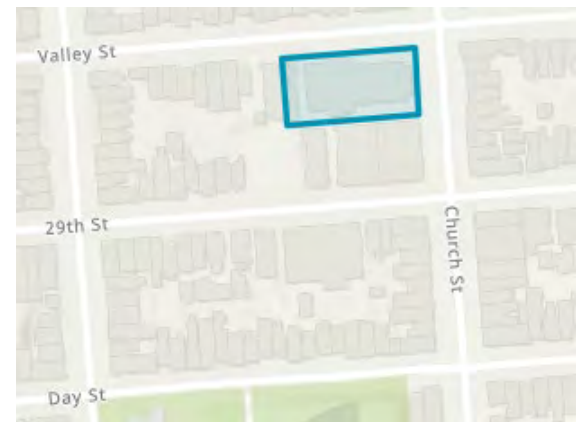
Year Built: 1901

Architect: Shea & Shea

Period(s) of Sig.: 1901

Historic Context Statement : Architect Bios, Pan-Latino

Past Survey/Evaluations: Here Today (1968)



102 Guerrero St.



Address : 102 Guerrero St.

Block/Lot(s) : 3534/068

Zoning : RTO

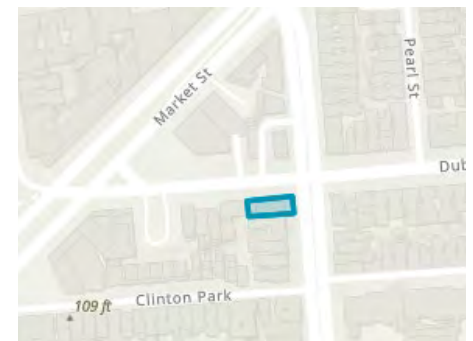
Year Built : 1873

Architect : Henry Geilfuss

Period(s) of Sig.:1873

Historic Context Statement : N/A

Past Survey/Evaluations: Inner Mission North (2004/2011), Here Today (1968)



Bank of Italy Branch Building



Address: 400-410 Castro St

Block/Lot(s): 2647/035

Zoning: Castro Street NCD

Year Built: 1922

Architect: Edward T. Foulkes

Period(s) of Sig.: 1922

Historic Context Statement : Eureka Valley

Past Survey/Evaluations: National Register (1993)



Bob Ross House



Address: 4200 20th Street

Block/Lot(s): 2696/014A

Zoning: RH-3

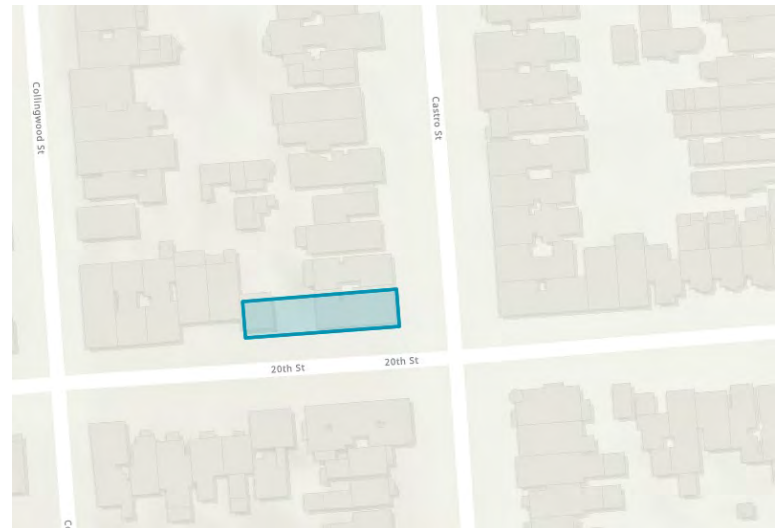
Year Built: 1925

Architect: Orrin Knox and Son (builder)

Period(s) of Sig.: 1977-1993

Historic Context Statement: LGBTQ

Past Survey/Evaluations: N/A



Castro Rocks Steam Baths



Address: 582 Castro Street

Block/Lot(s) : 2695/013

Zoning : Castro Street NCD

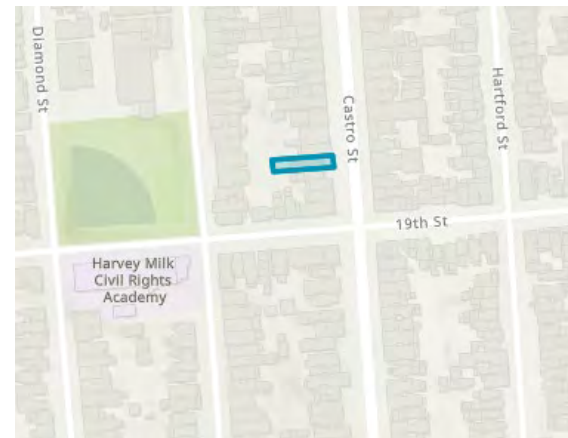
Year Built: 1897

Architect: Fernando Nelson (builder)

Period(s) of Sig.: 1971-1977

Historic Context Statement: LGBTQ

Past Survey/Evaluations : Historic Resource
Evaluation Response, 2013



San Francisco AIDS Foundation



Address: 520 Castro Street

Block/Lot(s) : 2695/002

Zoning : Castro Street NCD

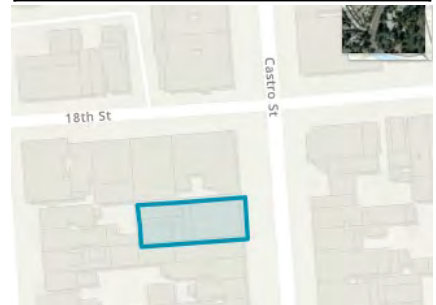
Year Built: 1906

Architect: N/A

Period(s) of Sig.: 1982

Historic Context Statement: LGBTQ,
Eureka Valley

Past Survey/Evaluations: Historic
Resource Evaluation Response,
2013



Full Moon Coffeehouse



Address: 4416 18th St

Block/Lot(s): 2650/017

Zoning: Residential-House, Three Family (RH-3)

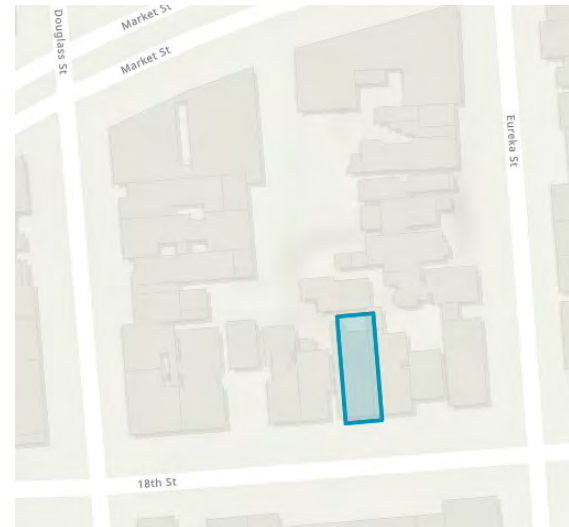
Year Built: 1900 (c.)

Architect: N/A

Period(s) of Sig.: 1974-1977

Historic Context Statement: LGBTQ

Past Survey/Evaluations: N/A



Most Holy Redeemer Church Complex



Address: 110 Diamond (Church), 100 Diamond Street (Rectory), 115 Diamond (Convent) 117 Diamond Street (School)

Block/Lot(s): 2693/002 (Church) 2693/001 (Rectory), 2694/033 (Convent), 2694/028 (School)

Zoning: Residential House, Two-Family (Church and Rectory); Residential House, Three-Family (School and Convent)

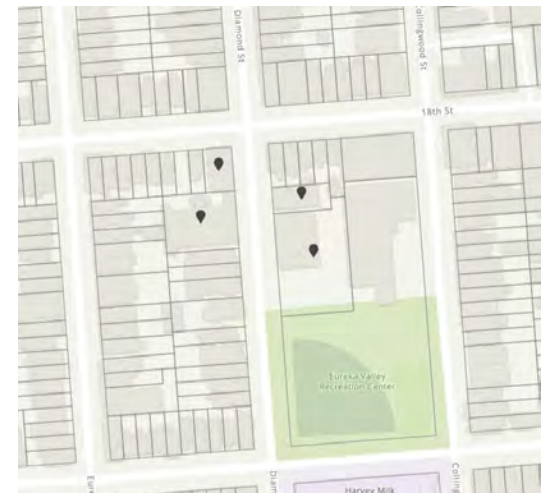
Year Built: 1901 (Church), 1939 (Rectory), 1925 (Convent), 1925 square feet (School)

Architect: Charles J.I. Devlin (Church), John J. Foley (Rectory), Shea and Shea (Convent), Unknown (School)

Period(s) of Sig.: 1901-1999

Historic Context Statement: LGBTQ, Eureka Valley

Past Survey/Evaluations: N/A



Sha'ar Zahav (Historic Location)



Address: 220 Danvers St.

Block/Lot(s): 2702/019

Zoning: RH-2

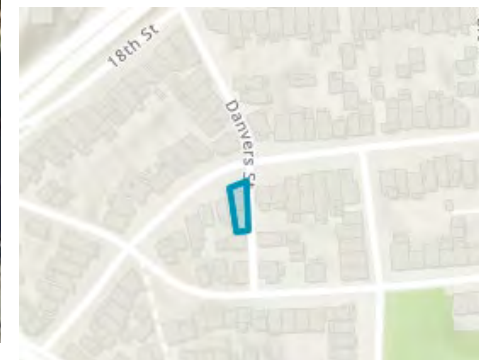
Year Built: 1904

Architect: Unknown

Period(s) of Sig.: 1983-1998

Historic Context Statement : LGBTQ

Past Survey/Evaluations: N/A



361 San Jose Avenue



Address: 361 San Jose Avenue

Block/Lot(s): 6531/021A

Zoning: RM-2

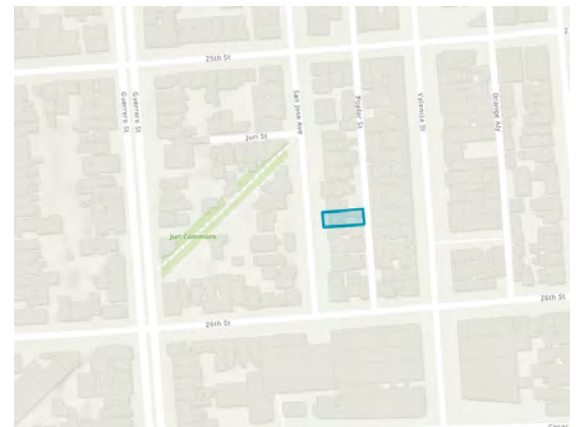
Year Built: 1865 (c.)

Architect: N/A

Period(s) of Sig.: 1865

HCS: Early Settlement Era Styles

Past Survey/Evaluations: South Mission (2010)



Chautauqua House



Address: 1451 Masonic Avenue

Block/Lot(s): 1270/002

Zoning: Residential-House, Two Family

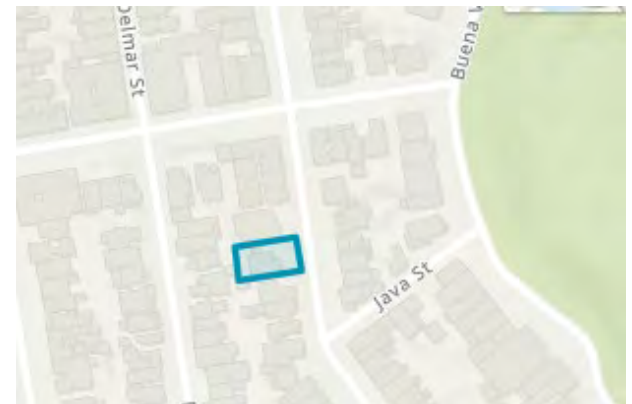
Year Built: 1900 (c.)

Architect: N/A

Period(s) of Sig.: 1967-1986

Historic Context Statement: American Indian

Past Survey/Evaluations: Historic Resource Evaluation Response, 2019



Engine Company No. 13



Address: 1458 Valencia St.

Block/Lot(s): 6531/011

Zoning: Valencia Street NCT

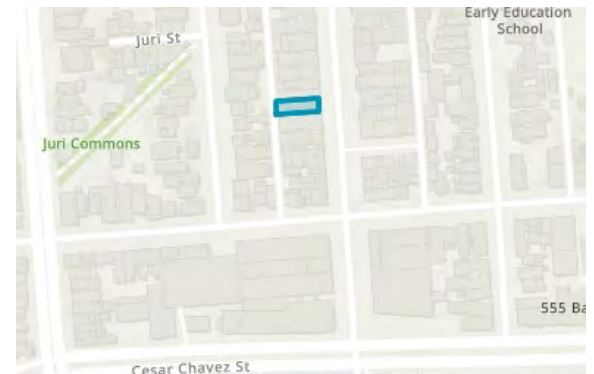
Year Built: 1883

Architect: N/A)

Period(s) of Sig.: 1883 – 1958

Historic Context Statement: N/A

Past Survey/Evaluations: South Mission Historic Resources Survey (2010) – 3S, Here Today (1968)



THANK YOU



**San Francisco
Planning**

San Francisco Planning
www.sfplanning.org

Landmark Designation Program
sfplanning.org/landmark-designation-program

SF Planning

49 South Van Ness Ave
Suite 1400
San Francisco, CA 94103

(628) 652-7372
cpc.landmark@sfgov.org

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [] inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Reactivate File No. []
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor:

